



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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ZONING BOARD OF APPEALS MINUTES

Aldermanic Chambers, City Hall, 93 Highland Avenue
Wednesday, February 20, 2019
6:00 P.M.

Anne Brockelman & Josh Safdie Absent

Previously Opened Cases to Request a Continuance

496-500 Medford Street (ZBA 2018-185)	
Applicant:	Himgiri Realty Trust
Property Owner:	Himgiri Realty Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner, Himgiri Realty Trust, seeks a Special Permit under SZO §7.11.1.c to establish four residential dwelling units and relief under Article 9 for parking relief. NB Zone. Ward 5.
Date(s) of Hearing(s):	2/6, 2/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 20, 2019 to continue the application to March 20, 2019.
Current Status:	The Applicant requested a continuance to March 20, 2019.



47 Sewall Street (ZBA 2018-154)	
Applicant:	Justina & Emelindo Ubaldo
Property Owner:	Justina & Emelindo Ubaldo
Agent:	N/A
Legal Notice:	Applicants 7 Owners, Justina & Emelindo Ubaldo, seek special permits under §4.4.1 of the SZO to construct a dormer within the side yard setback. RB zone. Ward 4.
Date(s) of Hearing(s):	12/12, 1/23, 2/6, 2/20
Staff Recommendation:	None at this time.
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	The Applicant requested a continuance to March 6, 2019.

45 Kent Street (ZBA 2017-90)	
Applicant:	Angela Schifano
Property Owner:	Angela Schifano
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Owner and Applicant, Angela Schifano, seeks Special Permits under §7.11 of the SZO to increase the number of units from two to three; under §4.4.1 to increase the non-conforming left side yard setback, and for an upward extension of both the non-conforming rear and non-conforming left side yard setbacks by increasing the height of the building by approximately 10 feet; to increase the FAR and GFA by more than 25%; Parking relief under Article 9 of the SZO. RC zone. Ward 2.
Date(s) of Hearing(s):	8/22, 9/5, 9/17, 10/3, 10/17, 10/24, 11/7, 11/28, 12/12, 1/9, 1/23, 2/6, 2/20
Staff Recommendation:	None at this time
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	The Applicant requested a continuance to March 6, 2019.

81-83 Alpine Street (ZBA 2018-141)	
Applicant:	Elan Sassoon
Property Owner:	Catherine A. DeStefano, Trustee of the Francis J. Bucca Family Trust
Agent:	N/A
Legal Notice:	Applicant, Elan Sassoon, and Owner, Catherine A. DeStefano, Trustee of the Francis J. Bucca Family Trust, seek special permits under §4.4.1 to alter a non-conforming property by increasing the GFA by more than 25%, extending the non-conforming front yard setback to the right and into the side yard. Parking relief under Article 9 of the SZO. RB zone. Ward 5.
Date(s) of Hearing(s):	11/28, 12/12, 1/9, 1/23, 2/6, 2/20
Staff Recommendation:	None at this time
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	The Applicant requested a continuance to March 6, 2019.



15 Lake Street (ZBA 2018-152)	
Applicant:	Elan Sassoon
Property Owner:	Carlos & Virginia Bettencourt
Agent:	N/A
Legal Notice:	Applicant, Elan Sassoon, and Owners, Carlos & Virginia Bettencourt, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming structure by increasing the Gross Floor Area (GFA) by more than 25%, construct dormers within the right side yard setback. Variance under §5.5 and §8.5 of the SZO to create a new non-conformity with respect to the rear yard setback. Parking relief under Article 9 of the SZO. RC zone. Ward 2.
Date(s) of Hearing(s):	12/12, 1/9, 1/23, 2/6, 2/20
Staff Recommendation:	None at this time.
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	The Applicant requested a continuance to March 6, 2019.

40 Columbus Avenue (ZBA 2018-147)	
Applicant:	Vincent Spadea
Property Owner:	Vincent Spadea
Agent:	Sean T. O'Donovan
Legal Notice:	Applicant and Owner, Vincent Spadea, seeks a special permit under SZO §7.11.2.b to convert an existing two-family dwelling into three-dwelling units, special permits under SZO §4.4.1 to alter the nonconforming lot area per dwelling unit requirement of the property and the nonconforming floor area ratio (FAR) requirement, and a special permit under SZO §9.13 for parking relief. RA Zone. Ward 3.
Date(s) of Hearing(s):	1/9, 1/23, 2/6, 2/20
Staff Recommendation:	None at this time.
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	The Applicant requested a continuance to March 6, 2019.

24 Hanson Street (ZBA 2018-161)	
Applicant:	BruceDharma, LLC
Property Owner:	BruceDharma, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, BruceDharma, LLC, seeks a special permit with site plan review under SZO §7.2 to construct a second principal structure on the lot (a single family dwelling) and a special permit under SZO §9.13 for parking relief. RB Zone. Ward 2.
Date(s) of Hearing(s):	1/9, 2/6, 2/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	The Applicant requested a continuance to March 6, 2019.



1244 Broadway (ZBA 2018-135)	
Applicant:	Patricia Birchem
Property Owner:	1244 Broadway Real Estate Partners LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Patricia Birchem, and Owner, 1244 Broadway Real Estate Partners LLC, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure and a special permit under SZO §9.13 for parking relief to demolish a portion of the building, construct two additional stories, and change the use from a laundromat/dry cleaning drop-off to a mix of uses including retail and three residential units. RC Zone. Ward 7.
Date(s) of Hearing(s):	1/23, 2/6, 2/20
Staff Recommendation:	None at this time.
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	The Applicant requested a continuance to March 6, 2019.

118-124 College Avenue (ZBA 2018-166)	
Applicant:	Havurat Shalom Community Seminary, Inc
Property Owner:	Lacourt Realty, LLC
Agent:	Meredith Porter
Legal Notice:	Applicant, Havurat Shalom Community Seminary, Inc., through their representative, Meredith Porter, seeks an Administrative Appeal per SZO §3.1.9, §3.2, and §3.2.3 of building permit No. B18-001184 issued by the Inspectional Services Department (ISD). The property for which the building permit was issued is owned by LaCourt Realty, LLC. RB zone. Ward 6.
Date(s) of Hearing(s):	12/12, 1/23, 2/6, 2/20
Staff Recommendation:	Deny administrative appeal and uphold IDS decision.
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	The Applicant requested a continuance to March 6, 2019.

New Cases to Request a Continuance

1 McGrath Highway (ZBA 2018-138)	
Applicant:	Somerbridge Hotel, LLC
Property Owner:	The 245 Monsignor O'Brien Highway Realty Trust, Anthony Previte, Trustee
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant, Somerbridge Hotel, LLC, and Owner, The 245 Monsignor O'Brien Highway Realty Trust, Anthony Previte, Trustee, seek a Special Permit with Site Plan Review (SPSR) under §5.2, §5.3, and §7.11.10.5.b and a Variance under §5.5, §8.5, Article 9, and §12.4 to construct a 135 room extended stay hotel. IA zone. Ward 2.
Date(s) of Hearing(s):	2/20
Staff Recommendation:	None at this time.
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	The Applicant requested a continuance to March 6, 2019.



47 Oliver Street (ZBA2018-194)	
Applicant:	North America Development
Property Owner:	Selma P. Damasceno
Agent:	N/A
Legal Notice:	Applicant, North America Development, and Owner, Selma P. Damasceno, seek special permits under §4.4.1 of the SZO to alter a non-conforming property including increasing the Gross Floor Area (GFA) by more than 25%, upward and linear extension of the non-conforming left side yard setback through the construction of a large rear addition. Number of units to increase from two to three. Parking relief under Article 9 of the SZO. RB zone. Ward 1.
Date(s) of Hearing(s):	2/20
Staff Recommendation:	None at this time.
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	The Staff anticipates the Applicant will request a continuance to March 6, 2019.

111 Summer Street (ZBA2018-171)	
Applicant:	Elan Sassoon
Property Owner:	111 Summer St. LLC
Agent:	N/A
Legal Notice:	Applicant, Elan Sassoon, and Owner, 111 Summer St. LLC , seek special permits under §4.4.1 of the SZO for alterations to a non-conforming property including increasing the gross floor area (GFA) by more than 25%. Variance to reduce the rear yard setback from 38.4 feet to 10.25 feet. Parking relief under Article 9 of the SZO. RB zone. Ward 3.
Date(s) of Hearing(s):	2/20
Staff Recommendation:	None at this time.
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	The Applicant requested a continuance to March 6, 2019.

171 Cedar Street (ZBA 2018-191)	
Applicant:	171 Cedar Street, LLC
Property Owner:	171 Cedar Street, LLC
Agent:	Sean T. O'Donovan
Legal Notice:	Applicant and Owner, 171 Cedar Street, LLC, seeks special permits under §4.4.1 of the SZO for alterations to a non-conforming property including increasing the gross floor area of more than 25%. Number of units to increase from two to five. Special Permit with Site Plan Review (SPSR). Parking relief under Article 9 of the SZO. BB zone. Ward 5.
Date(s) of Hearing(s):	2/20
Staff Recommendation:	None at this time.
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	The Applicant requested a continuance to March 6, 2019.



Previously Opened Cases to be Heard

378-382 Highland Ave (ZBA 2018-121)	
Applicant:	Sohia's Greek Pantry Norht O/B/A Opa Greek Yeeros, Inc
Property Owner:	Christos Poutahidis Management, LLC
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicant, Sohia's Greek Pantry Norht O/B/A Opa Greek Yeeros, Inc., and Owner, Christos Poutahidis Management, LLC, seeks a Special Permit under § 4.5 of the SZO to expand existing resaurant space into a vacant storefront and increase seating capacity. Parking relief under Article 9 of the SZO. NB zone. Ward 6.
Date(s) of Hearing(s):	10/17, 10/24, 11/7, 11/28, 12/12, 1/9, 1/23, 2/6, 2/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 20, 2019 to Withdraw the application Without Prejudice.
Current Status:	The Applicant submitted a request to Withdraw the application Without Prejudice.



39 Irving Street (ZBA 2018-178):	
Applicant:	Kent & Ann Greenawalt
Property Owner:	Kent & Ann Greenawalt
Agent:	N/A
Legal Notice:	Applicants & Owners, Kent & Ann Greenawalt, seek special permits to alter a non-conforming property including, but not limiting to, demolishing the existing two-family residential structure and building a replacement two-family residential structure within the non-conforming left side yard setback. Parking relief under Article 9. RA zone. Ward 5.
Date(s) of Hearing(s):	2/6, 2/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
<p>The Design team provided an overview of the project.</p> <p>Susan Altoff, an abutter of 39 Irving, states there is disagreement over the true property line as the Applicant and their neighbor have conflicting surveys. They would like the fence to be reconstructed in same spot, which are not drawn on the official plans. The point of disagreement is the difference in perceived delineation. They are also concerned with the setback of the bump out. They feel it is unreasonable as the house is being expanded by 27%.</p> <p>Sarah White is aware of the conflicting surveys, and has spoken with both the applicant and abutters. She states it is not in the purview of the Zoning Board of Appeals to decide which survey is correct.</p> <p>Stephanie, the Architect, states the majority of the back of the house is 3.8 feet further away from the rear yard setback that is required. The rest of the house including this bump out is farther than they need to be.</p> <p>Susan Fontano asks about pruning. Stephanie states did not have an arborist come out however it was mentioned in the neighborhood meeting and they are more than happy to accommodate.</p> <p>Susan Fontano would like to add condition number 27 that states the Applicant will replace the fence in the same location it currently is located and that they must provide an updated site plan.</p> <p>Danielle Evans: What are you keeping to maintain the side yard setback?</p> <p>Stephanie: The bump out location is 1.1 feet from the side yard. The entire left elevation wall isn't nonconforming. Danielle Evans is not in favor of new construction 1ft 8inches from the property line. She would like 6.5feet, though Stephanie states it would take significant redesign to do this. She claims it would be a very large imposition on the space of the house.</p> <p>Stephanie: From input implemented this far, especially with the Staff's recommendation, it's discouraging. Susan Fontano agrees with Danielle Evans.</p> <p>Elaine Severino notes on the other side there is a 3 car garage that will be demolished to a one car garage. Perhaps some space can open up on that side.</p> <p>The neighbor's property to the left is pushed to side of the lot line. They have a generous side yard that abuts this property. The intention is owner occupied with the second unit as a rental.</p> <p>Danielle Evans made a motion to continue the application to March 6, 2019. Seconded by Elaine Severino. Motion approved 4-0.</p>	



24 Garrison Avenue (ZBA 2018-181)	
Applicant:	Lan Qin
Property Owner:	Futureline Development, LLC
Agent:	N/A
Legal Notice:	Applicant, Lan Qin and Owner, Futureline Development, LLC, seek Special Permits under §4.4.1 to alter a non-conforming property and parking relief under Article 9. RB zone. Ward 7.
Date(s) of Hearing(s):	2/6, 2/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	The Applicant requested a continuance to March 6, 2019.

24 Dane Avenue (ZBA 2018-75)	
Applicant:	24 Dane Ave., LLC
Property Owner:	24 Dane Ave., LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 24 Dane Ave., LLC, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming structure by extending the non-conforming left and right side yard setbacks, increasing the GFA by more than 25%. Unit count to increase from one to three. Parking relief under Article 9. RC zone. Ward 2.
Date(s) of Hearing(s):	7/18, 8/8, 8/22, 9/5, 9/17, 10/3, 10/17, 10/24, 11/7, 11/28, 12/12, 1/9, 1/23, 2/6, 2/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	The Applicant requested a continuance to March 6, 2019.



13 Quincy Street (ZBA 2018-156)	
Applicant:	Hudson Santana/North America Development, LLC
Property Owner:	Ilidio N. Pina, Pina Family Realty Trust
Agent:	N/A
Legal Notice:	Applicant, Hudson Santana/North America Development, LLC, and Owner, Ilidio N. Pina, Pina Family Realty Trust, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming property including the rear yard setback by creating an upward extension of this non-conformity. The number of units is proposed to increase from 2 to 3. Parking relief under Article 9 of the SZO. RB zone. Ward 2.
Date(s) of Hearing(s):	1/9, 1/23, 2/6, 2/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 20, 2019 to conditionally approve the request for special permit.
<p>Dan Anderson, the architect, provided an overview of the project.</p> <p>Elaine Severino: How much of the landscape is leaving?</p> <p>The architect states in order to conform with the parking requirements, 8ft is buffered to the existing sidewalk. There's additional landscaping being made to the rear. There's currently an asphalt driveway that is being replaced with landscaping. There is more landscape than there before.</p> <p>Susan Fontano: What are the materials you plan to use?</p> <p>Dan Anderson states a wood arbor.</p> <p>Susan Fontano asks about the dimensions of landscaping along the fence. Dan Anderson states it's 8ft off the house. The planting schedule is provided.</p> <p>Elaine Severino is concerned with the driveway being so close to the property line. Sarah White addresses this by suggesting the applicant provide a 6ft privacy fence.</p> <p>Danielle Evans shares the same concerns. She wants to make sure whatever is planted provides screening.</p> <p>Richard Rossetti states he is concerned width of the parking. He would like to make sure whatever work that will be done will not encroach on the driveway.</p> <p>Danielle Evans makes a motion to approve the request for special permit with conditions. Elaine Severino Seconded. Motion approved 4-0.</p>	



1252 Broadway (ZBA 2018-38)	
Applicant:	Eric J. Silva
Property Owner:	Eric J. Silva
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner, Eric J. Silva, sees Special Permits under §4.4.1 of the SZO to alter a non-conforming property by increasing the Gross Floor Area (GFA) by more than 25%, increase the number of dwelling units from three to 5, construct a dormer within the right side yard setback. Parking relief under Article 9 of the SZO. RC zone. Ward 7.
Date(s) of Hearing(s):	9/17, 10/3, 10/17, 10/24, 11/7, 11/28, 12/12, 1/23, 2/6, 2/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	The Applicant requested a continuance to March 6, 2019.

11 Fiske Avenue (ZBA 2018-109)	
Applicant:	Jason Santana, North American Development, LLC
Property Owner:	Genevieve M. Belew
Agent:	N/A
Legal Notice:	Applicant, Jason Santana, North American Development, LLC, and Owner, Genevieve M. Belew, seek special permits under §4.4.1 of the SZO to alter a non-conforming structure through the upward and linear extension of the non-conforming left side yard setback, increasing the GFA by more than 25%. Number of units to increase from one to two. Parking relief under Article 9 of the SZO. RB zone. Ward 5.
Date(s) of Hearing(s):	10/3, 11/7, 11/28, 12/12, 1/9, 1/23, 2/6, 2/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 20, 2019 to conditionally approve the request for special permit.
<p>Dan Anderson, the project architect, provides an overview of the project.</p> <p>Susan Fontano asks if the neighborhood meeting covered this project as presented, as there is no amendment date on the plans. It should be marked accordingly.</p> <p>Meredith Porter (104 Josephine Avenue): On the City website there are no plans posted and the plan set does not have a table of dimensional requirements. There is also no staff report online with dimensional requirements. This came up in October, it's been four months.</p> <p>Tim Denine, 259 Lowell Street: They had the meeting at the VNA and it was very well attended. The people were pleased with the shadow study.</p> <p>Susan Fontano asks the Staff to look into Meredith Porters comments to ensure things don't happen like this.</p> <p>Elaine Severino states this project is an improvement.</p> <p>Danielle Evans asks about parking. The applicant states the neighborhood wanted a second parking space deeded.</p> <p>Danielle Evans makes a motion to approve the Special Permit with conditions. Seconded by Elaine Severino. Motion approved 4-0.</p>	



124 Heath Street (ZBA 2018-148)	
Applicant:	Emerald 75, LLC
Property Owner:	Emerald 75, LLC
Agent:	Sean T. O'Donovan
Legal Notice:	Applicant and Owner, Emerald 75, LLC seeks a Special Permit with Site Plan Review (SPSR) under §4.4.1 of the SZO to alter a non-conforming property by removing an existing 4-bay garage and constructing a two-unit residential building within the left, right, and rear yard setbacks. Increase the number of dwelling units from one to three. Parking relief under Article 9 of the SZO. RB zone. Ward 4.
Date(s) of Hearing(s):	12/12, 1/23, 2/6, 2/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
Current Status:	The Applicant requested a continuance to March 6, 2019.

62 Flint Street (ZBA 2018-162)	
Applicant:	Derek Snare
Property Owner:	Jose Moreira
Agent:	Derek Snare
Legal Notice:	Applicant, Derek Snare, and Owner, Jose Moreira, seek a variance to convert from a conforming FAR to a non-conforming FAR under §5.5 and §8.5 of the SZO. Special permits including the upward extension of the non-conforming left side yard setback. RB zone. Ward 1.
Date(s) of Hearing(s):	1/9, 1/23, 2/6, 2/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 20, 2019 to conditionally approve the request for special permit.
<p>Derek Snare provides an overview of the project.</p> <p>Meredith Porter (104 Josephine Avenue) states there is no staff report online and the plans do not contain a table of dimensional requirements.</p> <p>Sarah White states there is no requirement to put those items online. It's required to be available to the public. Mr. Porter is more than welcome to come in. Most cities and towns don't write Staff Reports.</p> <p>Mr. Porter states the staff is tremendously overworked. He states it's difficult to find out if a case will be heard.</p> <p>Danielle Evans thanks the Planning Staff as they do an incredible job and to say that they are overworked is an understatement.</p> <p>Elaine Severino asks that the Applicant be mindful of the sidewalk as it was sheer ice when she did her site visit. Running water streaming from the property. She is wondering where the water is going. Can the blacktop be removed to catch some of that water?</p> <p>Sarah White states she can add a condition that this is looked into and mitigated. She will notify ISD regarding the sidewalk. She will also ask for condition stating the gutter and running water shall flow onto and contained into 62 Flint Street.</p> <p>Danielle Evans makes a motion to approve the Special Permit with conditions. Seconded by Elaine Severino. Motion approved 4-0.</p>	



47 Electric Avenue (ZBA 2018-160)	
Applicant:	Nordau Ventures, LLC
Property Owner:	Nordau Ventures, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Nordau Ventures, LLC, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by increasing the nonconforming floor area ratio (FAR) by finishing the basement and a special permit under SZO §9.13 for parking relief. RA Zone. Ward 7.
Date(s) of Hearing(s):	1/9, 1/23, 2/6, 2/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 20, 2019 to conditionally approve the request for special permit.
Richard G. DiGirolamo provided an overview of the project.	
Elaine Severino is concerned regarding the window wells, though this is an ISD issue.	
Danielle Evans makes a motion to approve the Special Permit with conditions. Seconded by Elaine Severino. Motion approved 4-0.	

109-111 Prospect Street (ZBA 2018-139)	
Applicant:	109-111 Prospect Street Somerville, LLC
Property Owner:	109-111 Prospect Street Somerville, LLC
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicants & Owners, 109-111 Prospect Street Somerville, LLC, seek Special Permits under §4.4.1 of the SZO to alter a non-conforming property including, but not limited to right and left side yard setbacks; Special Permit under Article 9 for parking relief. Variances under §5.5 and §8.5 of the SZO for height, number of stories and lot area per dwelling unit; Special Permit with Site Plan Review (SPSR) to construct a 15-unit residential structure with inclusionary housing included under Article 13 of the SZO. RC zone. Ward 2.
Date(s) of Hearing(s):	12/12, 1/9, 1/23, 2/6, 2/20
Staff Recommendation:	Special Permit: Conditional approval SPSR: Conditional approval Variance: Unable to Recommend
ZBA Action:	Voted on February 20, 2019 to continue the application to March 6, 2019.
The applicant states they are going to request to continue the application so that Alderman Scott can speak with some abutters regarding the second neighborhood meeting.	
Danielle Evans makes a motion to continue to March 6, 2019. Seconded by Elaine Severino. Motion approved 4-0.	



527-529 Mystic Valley Parkway (ZBA 2018-163)	
Applicant:	He Zheng
Property Owner:	Jim Lin
Agent:	N/A
Legal Notice:	Applicant, He Zheng, and Owner, Jim Lin, seek a Variance under §5.5 of the SZO to create a new non-conformity by increasing the FAR from .69 to .94 by finishing the basement and adding a dormer. Parking relief under Article 9 of the SZO. RA zone. Ward 7.
Date(s) of Hearing(s):	12/12, 1/23, 2/6, 2/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 20, 2019 to conditionally approve the request for special permit.
<p>The Applicant provided an overview of the project.</p> <p>June (155 Boston Avenue) is right around the corner from the property. They did not realize the additions was going on. Does this mean they are going to have a change in units?</p> <p>Susan Fontano states the project will stay the same</p> <p>Sarah White states there will be another bathroom in the basement. The Applicant states, the FAR limits only allowed them to place a bathroom.</p> <p>June is also concerned with parking. There is no parking so that additional cars will be of concern.</p> <p>Meredith Porter, 104 Josephine Avenue. He understands that the bathroom is odd. It questions the intent of the property. Is the owner going to change this later down the line?</p> <p>Danielle Evans asks about relief needed regarding the parking. Sarah White clarifies that when a bedroom is added, it doesn't necessarily mean parking relief is needed.</p> <p>Danielle Evans makes a motion to approve the Special Permit with conditions. Seconded by Elaine Severino. Motion approved 4-0.</p>	



36 Elm Street (ZBA 2018-127)	
Applicant:	Highland Elm Street LLC
Property Owner:	Highland Elm Street LLC
Agent:	Sean T. O'Donovan
Legal Notice:	Applicant / Owner, Highland Elm Street LLC, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing an addition greater than 25% of the existing gross floor area (GFA), which will add two residential units to the site. A special permit under SZO §9.13 is also required for parking relief. RB Zone. Ward 5.
Date(s) of Hearing(s):	1/9, 1/23, 2/6, 2/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 20, 2019 to conditionally approve the request for special permit.
Sean O'Donovan provided an overview of the project.	
<p>Danah Parsons (745 Somerville Avenue) speaks on behalf of the Porter Village Condo Trust. They appreciate all changes regarding pervious, the driveway, and fencing options. There are a few items of concerns. She cannot find the location of the trash or recycle bins on the drawings. They did come to an agreement about adding pervious instead of asphalt to be conditioned.</p> <p>The applicant states, the arborist could be conditioned about the trees they want to cut down.</p> <p>Ben Rogan the developer, states the trash and recycling will be indoors. With regards to the pervious pavers, Alex Mello states they're on the plans. In regard to the arborist, they will work to determine whether the two trees be preserved or replace. They also plan to work with the neighbors to develop a landscape plan they're in favor of. Alex Mello is to have this conditioned with the appropriate language.</p> <p>Richard Rossetti asks about 10a-3pm on Saturdays in regards to the construction hours. He does not see it more intrusive than having landscapers there by-right. As long as it's not heavy equipment. Certain types of equipment. Danielle Evans says she would not mind as long as it's light work. Danah Parsons does not have an issue with light work on Saturdays.</p> <p>Elaine Severino states she wouldn't want her garbage and recycling inside the house. She requests condition number 14 be the Applicant should work on a landscape plan should the bins need to go outside.</p> <p>They will amend the construction hours per the condition.</p> <p>Danielle Evans makes a motion to approve the Special Permit with conditions. Seconded by Elaine Severino. Motion approved 4-0.</p>	



61 Myrtle Street (ZBA 2018-140)	
Applicant:	Elan Sassoon
Property Owner:	Rupesh S. & Laxmi Lama
Agent:	Richard DiGiralamo
Legal Notice:	Applicant, Elan Sassoon, and Owners, Rupesh S. & Laxmi Lama, seek special permits under §4.4.1 of the SZO to alter a non-conforming property by reducing the rear yard setback, increasing the GFA by more than 25%. Unit count will increase from two units to three units. Parking relief under Article 9 of the SZO. RB zone. Ward 1.
Date(s) of Hearing(s):	11/28, 12/12, 1/9, 1/23, 2/6
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 20, 2019 to conditionally approve the request for special permit.
<p>Richard D. Giralamo provides an overview of the project.</p> <p>Danielle Evans staff is conditioning to have the rear patios be removed. Sarah White states that is correct in order to provide more green space.</p> <p>She's looking for more vegetation as there's a lot of hardscape.</p> <p>Danielle Evans makes a motion to approve the Special Permit with conditions. Seconded by Elaine Severino. Motion approved 4-0.</p>	

65 Albion Street (ZBA 2018-179)	
Applicant:	Wendy Derjue-Holzer & Matt Holzer
Property Owner:	Wendy Derjue-Holzer & Matt Holzer
Agent:	N/A
Legal Notice:	Applicant and Owner, Wendy Derjue-Holzer & Matt Holzer, see special permits to alter a non-conforming property, including extending the non-conforming left side yard setback by extending the basement area. RA zone, Ward 5.
Date(s) of Hearing(s):	2/6, 2/20
Staff Recommendation:	Conditional Approval
ZBA Action:	Voted on February 20, 2019 to conditionally approve the request for special permit.
<p>Al Weiss provided an overview of the proposal.</p> <p>Elaine Severino asked if the garage was going to be altered. The Applicant stated it will not be.</p> <p>Danielle Evans makes a motion to approve the Special Permit with conditions. Seconded by Elaine Severino. Motion approved 4-0.</p>	



37 Winslow Avenue (ZBA 2018-188)	
Applicant:	35-37 Winslow Development, LLC
Property Owner:	35-37 Winslow Development, LLC
Agent:	N/A
Legal Notice:	Applicant and Owner, 35-37 Winslow Development, LLC, seeks a special permit per SZO 4.4.1 to alter a nonconforming structure by finishing the basement and reconfiguring the interior floor plans. RA Zone. Ward 6.
Date(s) of Hearing(s):	2/6, 2/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 20, 2019 to conditionally approve the request for special permit.
<p>Scott, Anthony, and someone else. All owners. Scott provided an overview of the proposal.</p> <p>Danielle Evans asks if parking relief is needed. Monique Baldwin states parking relief is not needed. Parking relief?</p> <p>Susan Fontano asked about siding? The applicant states currently there is vinyl however they are proposing cementitious siding.</p> <p>Elaine Severino asks about front yard parking? The applicant states it is a corner lot. There is a curb cut there</p> <p>Danielle Evans makes a motion to approve the Special Permit with conditions. Seconded by Elaine Severino. Motion approved 4-0.</p>	

233 Willow Avenue (ZBA 2018-134)	
Applicant:	Derick Snare
Property Owner:	KTA Construction, LLC c/o Frank Amato
Agent:	N/A
Legal Notice:	Applicant, Derick Snare, and Owner, KTA Construction, LLC c/o Frank Amato, seek a special permit under §4.4.1 to alter a nonconforming structure to finish a portion of the basement. RA Zone. Ward 6.
Date(s) of Hearing(s):	2/6, 2/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 20, 2019 to conditionally approve the request for special permit.
<p>Derick Snare provided an overview of the proposal.</p> <p>Danielle Evans makes a motion to approve the Special Permit with conditions. Seconded by Elaine Severino. Motion approved 4-0.</p>	



50 Oliver Street (ZBA 2018-80)	
Applicant:	Popjoy, LLC
Property Owner:	Popjoy, LLC
Agent:	Adam Dash Esq.
Legal Notice:	Applicant and Owner, Popjoy, LLC, seeks a special permit under §4.4.1 to alter a nonconforming structure and under §9.13 for parking relief to finish the basement that will add living space to the two first floor units. RB Zone. Ward 1.
Date(s) of Hearing(s):	2/6, 2/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 20, 2019 to conditionally approve the request for special permit.
Adam Dash 48 Grove Street, provided an overview of the project.	
Danielle Evans makes a motion to approve the Special Permit with conditions. Seconded by Elaine Severino. Motion approved 4-0.	

56 Roland Street (ZBA 2018-143):	
Applicant:	CPC-T Innerbelt, LLC c/o Criterion Development Partners
Property Owner:	Paradigm Direct Roland, LLC c/o Kevin McCall
Agent:	Frank Dardeno, Jr. Esq
Legal Notice:	Applicant, CPC-T Innerbelt, LLC c/o Criterion Development Partners, and Owner, Paradigm Direct Roland, LLC c/o Kevin McCall, seeks a special permit with site plan review per SZO§ 7.11.10.5.b to establish a hotel use in a BB district. Parking relief is also being sought under Article 9 of the SZO. Multiple variances are being sought for landscaped area, floor area ratio (FAR), maximum height, minimum front yard, and minimum rear yard. The proposed project is to construct a six-story 120-room extended stay hotel. BB Zone. Ward 1.
Date(s) of Hearing(s):	2/6, 2/20
Staff Recommendation:	SPSR: Conditional approval Variance: Unable to recommend
ZBA Action:	Voted on February 20, 2019 to conditionally approve the request for special permit..
Danielle Evans makes a motion to approve the Special Permit with conditions. Seconded by Elaine Severino. Motion approved 4-0.	



0 & 20 Inner Belt Rd and 56 Roland Street (ZBA 2018-142)	
Applicant:	CPC-T Innerbelt, LLC c/o Criterion Development Partners
Property Owner:	Owners, Paradigm Direct Roland, LLC c/o Kevin McCall and the Somerville City Club c/o Frank Dardeno, Jr. Esq
Agent:	Frank Dardeno, Jr. Esq
Legal Notice:	Applicant, CPC-T Innerbelt, LLC c/o Criterion Development Partners, and Owners, Paradigm Direct Roland, LLC c/o Kevin McCall and the Somerville City Club c/o Frank Dardeno, Jr. Esq., seeks special permits with site plan review per SZO §7.11.1.c (multiple residential dwellings in a BB district), SZO §7.11.5.B.6 (a private, non-profit club or lodge for members only in a BB district), and SZO §7.11.11.10.b (structured parking in an IA district). A special permit for parking relief is also being sought under Article 9 of the SZO. Multiple variances are also being sought for minimum lot area per dwelling unit, maximum ground coverage, floor area ratio (FAR), maximum height, minimum front yard, and minimum rear yard. The proposed project is to construct a seven-story mixed use building that will include 205 residential units, a private, non-profit club or lodge for members only, and an attached shared parking garage. BB / IA Zone. Ward 1.
Date(s) of Hearing(s):	2/6, 2/20
Staff Recommendation:	SPSR: Conditional approval Variance: Unable to recommend
ZBA Action:	Voted on February 20, 2019 to conditionally approve the request for special permit.
<p>Richard Rossetti asks if all units are accessible. The Applicant states yes. All units are designed to meet group 1 criteria and 5% are ADA to group 2 standards.</p> <p>Susan Fontano states: They did a fabulous job going over everything. They left no stone left unturned.</p> <p>Richard Rossetti is ready to vote. Susan Fontano is very happy.</p> <p>Elaine Severino is disappointed about the lack of landscaping. She doesn't find the design very quaint.</p> <p>Elaine asks about the upkeep of trees. The Applicant states they have staff or an outside landscaping company prune to take care of the street trees and planter boxes.</p> <p>Danielle Evans states the on their parce4.9 landscaping. The applicant states they do meet the landscape requirement as combining both sites (56 Roland), they are 13% landscaping.</p> <p>Danielle Evans makes a motion to approve the Special Permit with conditions. Seconded by Elaine Severino. Motion approved 4-0.</p>	



14 Bonner Ave (ZBA 2018-172)	
Applicant:	James Gogos
Property Owner:	James Gogos
Agent:	N/A
Legal Notice:	Applicant and Owner, James Gogos, seeks a special permit under §4.4.1 to alter a nonconforming structure to construct a dormer on the right side of the ridge. RA Zone. Ward 3.
Date(s) of Hearing(s):	2/6, 2/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 20, 2019 to conditionally approve the request for special permit.
Elaine Severino states it's a nice project. Danielle Evans makes a motion to approve the Special Permit with conditions. Seconded by Elaine Severino. Motion approved 4-0.	

New Cases to be Opened and Heard

111 Rogers Avenue (ZBA 2018 – 190)	
Applicant:	Anthony Adam, DBA A. Adam Construction
Property Owner:	Owner, Jonathan Tice
Agent:	N/A
Legal Notice:	Applicant, Anthony Adam, DBA A. Adam Construction, and Owner, Jonathan Tice, seek a special permit under SZO §4.4.1 for alterations to a non-conforming property including the construction of a dormer within the left side yard setback and increasing the non-conforming FAR. RA zone. Ward 5.
Date(s) of Hearing(s):	2/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 20, 2019 to conditionally approve the request for special permit.
Anthony Adam and Jonathan Tice were present. Anthony Adam provided an overview of the proposal. Meredith Porter, (104 Josephine Avenue) would like to look at the Staff Report and plans.	
Danielle Evans makes a motion to approve the Special Permit with conditions. Seconded by Elaine Severino. Motion approved 4-0.	

21 Houghton Street (ZBA 2018-187)	
Applicant:	Raquel A. Schott
Property Owner:	Raquel A. Schott
Agent:	N/A
Legal Notice:	Applicant / Owner, Raquel A. Schott, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure to construct a rear second-story addition above an existing one-story portion of the building. RB Zone. Ward 2.
Date(s) of Hearing(s):	2/20
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on February 20, 2019 to conditionally approve the request for special permit.
The applicant provided an overview of the project.	
Danielle Evans makes a motion to approve the Special Permit with conditions. Seconded by Elaine Severino. Motion approved 4-0.	



Other Business:

Approval of Minutes

- February 6, 2019 – Approved 5-0.
- December 12, 2018 – Approved 5-0.

Plans and reports are available at the City of Somerville website at the following link:
<https://www.somervillema.gov/departments/ospcd/planning-and-zoning/reports-and-decisions>

